

Grantee: Chula Vista, CA

Grant: B-08-MN-06-0504

January 1, 2012 thru March 31, 2012 Performance Report



Grant Number:
B-08-MN-06-0504

Obligation Date:
04/09/2009

Award Date:
03/03/2009

Grantee Name:
Chula Vista, CA

Contract End Date:
03/03/2013

Review by HUD:
Reviewed and Approved

Grant Amount:
\$2,830,072.00

Grant Status:
Active

QPR Contact:
Angelica Davis

Estimated PI/RL Funds:
\$2,050,000.00

Total Budget:
\$4,880,072.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

Properties acquired through this program will be located in one of the designated census tracts containing the highest existing and predicted foreclosure rates. These have been designated as neighborhoods of high risk and include census tracts: 12402, 12500, 12600, 12700, 12900, 13000, 13205, 13206, 13303, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13410, 13412, 13416, 13418 and 13419.

Distribution and and Uses of Funds:

Funds will be used for planning/administration of the NSP program in carrying out activities such:

1. General acquisition;
2. Acquisition/rehabilitation for resale to eligible homebuyers; and,
3. Acquisition/rehabilitation for rental to very low income households (<50%AMI).

Definitions and Descriptions:

Low Income Targeting:

Funds are programmed to target households earning no more than 120% of median income for the homebuyer assistance program. The rental program is targeted to households earning no more than 50% of median income.

Acquisition and Relocation:

Funds will be used to purchase vacant properties only. Relocation activities will not be undertaken.

Public Comment:

The City has adopted a Citizen Participation Plan which outlines the City's requirements to incorporate community input in all (NSP) related transactions such as Plan adoptions and or amendments. It is the City's practice to allow the public ample time to request, review and provide any input on the proposed use of funds.

Overall

Total Projected Budget from All Sources

This Report Period

N/A

To Date

\$3,502,634.70

Total Budget

\$83,000.00

\$3,502,634.70

Total Obligated

\$83,000.00

\$3,480,030.56



Total Funds Drawdown	\$0.00	\$3,734,610.05
Program Funds Drawdown	\$0.00	\$2,755,206.99
Program Income Drawdown	\$0.00	\$979,403.06
Program Income Received	\$0.00	\$1,833,853.48
Total Funds Expended	\$0.00	\$1,873,316.78
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$424,510.80	\$0.00
Limit on Admin/Planning	\$283,007.20	\$208,589.92
Limit on State Admin	\$0.00	\$208,589.92

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$707,518.00	\$1,000,000.00

Overall Progress Narrative:

During the quarter ending March 30, 2012 the City has continued to effectively utilize the NSP funds for uses consistent with the regulations governing the program. The City has utilized all it's original grant funds with the exception of a portion of the Administration funds. Staff has released a Request for Qualifications for use of the program income funds generated. These funds will be targeted for providing additional rental opportunities to the very low income of our community.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1., Administration	\$0.00	\$283,007.00	\$208,589.92
2., SDHC-Acquisiton/Rehab for Rental	\$0.00	\$1,000,000.00	\$1,000,000.00
3., Homebuyer Assistance	\$0.00	\$156,802.07	\$50,750.00
4., Acquisiton/Rehab for Resell	\$0.00	\$2,062,825.63	\$1,495,867.07



Activities

Grantee Activity Number:	1. Administration
Activity Title:	Planning/Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

1.

Project Title:

Administration

Projected Start Date:

01/01/2009

Projected End Date:

01/01/2013

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Chula Vista, Redevelopment & Housing

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2012

N/A

To Date

\$283,007.00

Total Budget

\$0.00

\$283,007.00

Total Obligated

\$0.00

\$283,007.00

Total Funds Drawdown

\$0.00

\$208,589.92

Program Funds Drawdown

\$0.00

\$208,589.92

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$61,590.24

City of Chula Vista

\$0.00

\$61,590.24

City of Chula Vista, Redevelopment & Housing

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Administration funds will be utilized for staff costs associated with the management and administration of Chula Vista's NSP program, including planning, regulatory compliance (i.e. underwriting loan, monitoring, inspections, etc.), contract administration, and fiscal management.

Location Description:

City of Chula Vista Department of Redevelopment and Housing 276 Fourth Avenue Chula Vista, California 91910

Activity Progress Narrative:

Housing staff continues to effectively administer the NSP program. Fiscal responsibility, contract compliance and individual programmatic functions fall within the housing division.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			California	-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	2a. Rental-Glover
Activity Title:	Glover Rental

Activity Category:

Acquisition - general

Project Number:

2.

Projected Start Date:

10/12/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

SDHC-Acquisiton/Rehab for Rental

Projected End Date:

06/30/2011

Completed Activity Actual End Date:**Responsible Organization:**

San Diego Community Housing Corporation

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$668,690.00
Total Budget	\$0.00	\$668,690.00
Total Obligated	\$0.00	\$668,690.00
Total Funds Drawdown	\$0.00	\$668,690.00
Program Funds Drawdown	\$0.00	\$668,690.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$668,690.00
San Diego Community Housing Corporation	\$0.00	\$668,690.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The City was required to utilize a minimum of 25% of its NSP funds for a use which benefits the very low income population earning 50% of the Area Median Income and below. The City plans to meet and exceed that requirement by setting aside 35% of it's total NSP funds for two rental projects.

This project utilized 24% of the funds (\$668,690) for the purchase and rehabilitation of a fourplex located on the west side of Chula Vista. The property was foreclosed and abandoned and added blight to the area. Once rehabilitated, the units will be made available to foster youth aging out of the Foster Care System, preventing them from becoming homeless.

Location Description:

Program will be city-wide with priority given to the census tracts containing the highest existing and predicted foreclosure rates. These have been designated as neighborhoods of high risk and include census tracts: 12402, 12500, 12600, 12700, 12900, 13000, 13205, 13206, 13303, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13410, 13412, 13416, 13418 and 13419.

Activity Progress Narrative:

This completed activity consisted of the acquisition and rehabilitation of a four-plex in an NSP designated target area. Once the rehabilitation of the units was completed, the units were leased to youth aging out of the foster care system who were at or below 50% of the area median income level. This project not only provided them with housing opportunities but included case management, training opportunities and other resources to move them towards self-sufficiency. These services are provided by the operator, South Bay Community Services.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/1
# of buildings (non-residential)	0	4/1
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	3/1
Total acquisition compensation to	0	1/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	12/4
# of Multifamily Units	0	12/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/4	0/0	0/4	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/4	0/0	4/4	100.00
# of Persons	0	0	0	0/0	0/0	8/0	0.00
# Renter Households	0	0	0	4/4	0/0	4/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 2b. Rental-Colroado

Activity Title: Rental-Colorado

Activitiy Category:

Acquisition - general

Project Number:

2.

Projected Start Date:

10/12/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

SDHC-Acquisiton/Rehab for Rental

Projected End Date:

06/30/2010

Completed Activity Actual End Date:

Responsible Organization:

San Diego Community Housing Corporation

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2012

N/A

To Date

\$331,310.00

Total Budget

\$0.00

\$331,310.00

Total Obligated

\$0.00

\$331,310.00

Total Funds Drawdown

\$0.00

\$331,310.00

Program Funds Drawdown

\$0.00

\$331,310.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$331,310.00

City of Chula Vista, Redevelopment & Housing

\$0.00

\$331,310.00

San Diego Community Housing Corporation

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

The City was required to utilize a minimum of 25% of its NSP funds for a use which benefits the very low income population earning 50% of the Area Median Income and below. The City plans to meet and exceed that requirement by setting aside 35% (\$1,000,000) of it's total NSP funds for two rental projects.

This project utilized 12% of the funds (\$331,310) for the purchase and rehabilitation of a duplex located on the west side of Chula Vista. The property was foreclosed and abandoned and added blight to the area. Once rehabilitated, the units will be made available to foster youth aging out of the Foster Care System, preventing them from becoming homeless.

Location Description:

Program will be city-wide with priority given to the census tracts containing the highest existing and predicted foreclosure rates, baed on data collected in Exhibits A - E. These have been designated as neighborhoods of high risk and include tracts: 12402, 12500, 12600, 12700, 12900, 13000, 13205, 13206, 13303, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13410, 13412, 13416, 13418 and 13419

Activity Progress Narrative:

This completed activity consisted of the acquisition and rehabilitation of a duplex in an NSP designated target area. Once the rehabilitation of the units was completed, the units were leased to youth aging out of the foster care system who were at or below 50% of the area median income level. This project not only provided them with housing opportunites but included case management, training opportunities and other resources to move them towards self-sufficiency. These services are provided by the operator, South Bay Community Services.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/1
# of buildings (non-residential)	0	1/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	3/1
Total acquisition compensation to	0	1/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/1
# of Multifamily Units	0	6/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/2	0/0	2/2	100.00
# of Persons	0	0	0	4/0	0/0	4/0	100.00
# Renter Households	0	0	0	2/2	0/0	2/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	3a. HomeBuyer-Lopez
Activity Title:	Lopez - 535 Fig Avenue

Activity Category:

Acquisition - general

Project Number:

3.

Projected Start Date:

03/24/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Homebuyer Assistance

Projected End Date:

06/30/2010

Completed Activity Actual End Date:
Responsible Organization:

Community HousingWorks

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$41,750.00
Total Budget	\$0.00	\$41,750.00
Total Obligated	\$0.00	\$41,750.00
Total Funds Drawdown	\$0.00	\$41,750.00
Program Funds Drawdown	\$0.00	\$41,750.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Community HousingWorks	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Gap financing will be provided to households earning at or below 120% of the area median income, for the purchase of their first home. Assisting households in purchasing the abandoned and foreclosed homes helps stabilize the communities within the City of Chula Vista which have the greatest need.

Location Description:

Program will be city-wide with priority given to the census tracts containing the highest existing and predicted foreclosure rates. These have been designated as neighborhoods of high risk and include census tracts: 12402, 12500, 12600, 12700, 12900, 13000, 13205, 13206, 13303, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13410, 13412, 13416, 13418 and 13419.

Activity Progress Narrative:

This activity consists of providing financial assistance to income-eligible homebuyers in the City to purchase their first home. The funds are utilized for down payment and closing cost assistance and provides the funding gap that allows them the opportunity of the purchase. Households eligible for these funds fall within a very small window of eligibility since they are slightly over the 80% area median income and therefore would not qualify for HOME First Time Homebuyer Funds. On an annual basis, the City will recertify the households occupancy of the unit to maintain compliance.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1



# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	1/1
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/1	0/1	0
# of Persons	0	0	0	0/0	2/0	3/0	66.67
# Owner Households	0	0	0	0/0	0/1	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	3b. HomeBuyer-Felan
Activity Title:	Felan-Marble Canyon

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

3.

Project Title:

Homebuyer Assistance

Projected Start Date:

08/01/2010

Projected End Date:

08/01/2011

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

City of Chula Vista

Overall**Jan 1 thru Mar 31, 2012****To Date****Total Projected Budget from All Sources**

N/A

\$32,052.07

Total Budget

\$0.00

\$32,052.07

Total Obligated

\$0.00

\$9,447.93

Total Funds Drawdown

\$0.00

\$9,000.00

Program Funds Drawdown

\$0.00

\$9,000.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$17,690.05

City of Chula Vista

\$0.00

\$17,690.05

Match Contributed

\$0.00

\$0.00

Activity Description:

Funds will be used to provide financial assistance to an incom-eligible homebuyer.

Location Description:

Property is located at 1478 Marble Canyon Way in the eastern portion of the City in an NSP designated area.

Activity Progress Narrative:

This activity consists of providing financial assistance to income-eligible homebuyers in the City to purchase their first home. The funds are utilized for down payment and closing cost assistance and provides the funding gap that allows them the opportunity of the purchase. Households eligible for these funds fall within a very small window of eligibility since they are slightly over the 80% area median income and therefore would not qualify for HOME First Time Homebuyer Funds. On an annual basis, the City will recertify the households occupancy of the unit to maintain compliance.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 3c. HomeBuyer Frutos

Activity Title: Frutos-Tiburon

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

3.

Projected Start Date:

10/15/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Homebuyer Assistance

Projected End Date:

12/01/2011

Completed Activity Actual End Date:

Responsible Organization:

Community HousingWorks

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2012

N/A

To Date

\$41,500.00

Total Budget

\$41,500.00

\$41,500.00

Total Obligated

\$41,500.00

\$41,500.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$41,500.00

Community HousingWorks

\$0.00

\$41,500.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Funds were used to provide financial assistance to an income-eligible household for the purchase of their first home. The property, located on Tiburon, is a property which was purchased and rehabilitated with prior NSP funds. The proceeds from the sale of the property was returned to the city as program income.

Location Description:

Property is located within an NSP targeted area in the eastern portion of the city, where the largest concentration of foreclosed properties exists.

Activity Progress Narrative:

This activity consists of providing financial assistance to income-eligible homebuyers in the City to purchase their first home. The funds are utilized for down payment and closing cost assistance and provides the funding gap that allows them the opportunity of the purchase. Households eligible for these funds fall within a very small window of eligibility since they are slightly over the 80% area median income and therefore would not qualify for HOME First Time Homebuyer Funds. On an annual basis, the City will recertify the households occupancy of the unit to maintain compliance.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/1	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	3d. HomeBuyer-Urbina
Activity Title:	Urbina-Zaragoza

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

3.

Projected Start Date:

10/15/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Homebuyer Assistance

Projected End Date:

12/15/2011

Completed Activity Actual End Date:
Responsible Organization:

Community HousingWorks

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$41,500.00
Total Budget	\$41,500.00	\$41,500.00
Total Obligated	\$41,500.00	\$41,500.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$41,500.00
Community HousingWorks	\$0.00	\$41,500.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Funds were used to provide financial assistance to an income-eligible first time homebuyer. The property purchased is located in Caminito Zaragoza which was previously purchased and rehabilitated with NSP funds. The proceeds from the sale of the property have been reported as program income for future use.

Location Description:

Property is located in an NSP targeted area in the eastern portion of the City.

Activity Progress Narrative:

This activity consists of providing financial assistance to income-eligible homebuyers in the City to purchase their first home. The funds are utilized for down payment and closing cost assistance and provides the funding gap that allows them the opportunity of the purchase. Households eligible for these funds fall within a very small window of eligibility since they are slightly over the 80% area median income and therefore would not qualify for HOME First Time Homebuyer Funds. On an annual basis, the City will recertify the households occupancy of the unit to maintain compliance.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/1	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 4a. Resell-General Funds

Activity Title: Resell

Activity Category:

Acquisition - general

Project Number:

4.

Projected Start Date:

03/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisiton/Rehab for Resell

Projected End Date:

03/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Community HousingWorks

Overall

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$2,125,375.00
Total Budget	\$0.00	\$2,125,375.00
Total Obligated	\$0.00	\$2,062,825.63
Total Funds Drawdown	\$0.00	\$2,303,249.41
Program Funds Drawdown	\$0.00	\$1,495,867.07
Program Income Drawdown	\$0.00	\$807,382.34
Program Income Received	\$0.00	\$1,593,429.70
Total Funds Expended	\$0.00	\$159,300.00
Community HousingWorks	\$0.00	\$159,300.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Funds under this project were used for the acquisition and rehabilitation of single family homes for the purpose of reselling to income-eligible homeowners. The properties purchased are located in NSP designated areas and the households purchasing the homes are first time homebuyers.

Location Description:

Program will be city-wide with priority given to the census tracts containing the highest existing and predicted foreclosure rates. These have been designated as neighborhoods of high risk and include census tracts: 12402, 12500, 12600, 12700, 12900, 13000, 13205, 13206, 13303, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13410, 13412, 13416, 13418 and 13419.

Activity Progress Narrative:

This program consists of the purchase, rehabilitation and resale of single family units in NSP targeted areas in the City. To date eleven properties have been resold. Eight have been rehabilitated and resold. One was rehabilitated utilizing energy efficiency standards and has become a showcase home for the region. That property is in the process of being sold. The remaining two properties are pending sale. Program income funds generated will be used for the Acquisition/Rehabilitation/Rental Program.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/10

# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	2/10
Total acquisition compensation to	0	10/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/10
# of Singlefamily Units	0	10/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	3/10	3/10	100.00
# Owner Households	0	0	0	0/0	3/10	3/10	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	